

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 5, 2014, scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum.

**APC Members Present:** Randy Graham, Steve Hoover, Robert Horkay, Andre Maue, Bill Sanders Sanders, Robert Spraeztz, and Danielle Tolan.

**City Staff Present:** Matt Skelton, Director; Kevin Todd, Senior Planner; Jeffrey Lauer, Associate Planner, and Brian Zaiger, City Attorney

**Approval of Minutes:** April 21, 2014 APC Minutes will be reviewed for approval at the Monday, May 19, 2014 APC Meeting.

Todd reviewed the APC Rules & Procedures.

**Case No. 1404-SPP-07**

**Description:** *Speedway*  
704 East State Road 32  
Speedway, LLC by Weihe Engineers, Inc. requests Primary Plat approval for a lot on approximately 2.213 acres+/- in the Oak Ridge Pointe PUD District.

Todd presented an overview of the petition, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the April 7, 2014, APC Meeting. He noted that this proposal only includes the Speedway lot and no longer includes the adjacent lot to the west.

**Motion:** To approve Petition No. 1404-SPP-07.

**Motion:** Sanders; Second: Spraeztz; Vote: 7-0 to approve.

**Case No. 1404-DP-08 & 1404-SPP-06 [PUBLIC HEARING]**

**Description:** *CarDon Senior Living*  
CarDon Development Company, LLC, by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval for 2 lots on approximately 16 acres +/- in the CarDon Senior Living PUD District.

**Case No. 1405-DP-15 & 1405-SIT-07 [PUBLIC HEARING]**

**Description:** *CarDon Senior Living*  
Northeast corner of 146<sup>th</sup> Street and Ditch Road  
CarDon Development Company, LLC, by Weihe Engineers, Inc. requests Detailed Development Plan and Site Plan approval for a comprehensive senior living community on Lot 1 approximately 13 acres +/- in the CarDon Senior Living PUD District.

Todd presented an overview of the petitions for the CarDon senior living project together. He noted that staff is still reviewing a revised landscaping plan, and stated that the plan will be fully compliant before it returns to the APC for approval.

Petitioner, John Talbot, CarDon made a brief presentation.

Public Hearing opened at 7:13 pm.

Mr. Mic Mead, 15466 Oak Rd.; Congratulated the APC members, staff, and the petitioner for all of the work they have done on this project.

Public Hearing closed at 7:14 pm:

No action is required at this time.

**Case No. 1405-PUD-07 [PUBLIC HEARING]**

Description: *Bridgewater PUD Amendment – Bridgewater Center Wall Signage*  
3404 E 146<sup>th</sup> Street  
FJJB II, LLC requests an amendment to the Bridgewater Club PUD to permit 24 inch letters where 16 inch letters are required in the Bridgewater Center area of the Bridgewater Club PUD.

Matt Skelton introduced the new staff member, Jeffrey Lauer, Associate Planner. Lauer presented an overview of the petition, as outlined in the staff report, and noted that the plans were fully compliant.

Petitioner Representative, James Shinaver, Nelson & Frankenberger gave a brief presentation.

Public Hearing opened at 7:18 pm.

No public comments.

Public Hearing closed at 7:19 pm.

Lauer stated that because there were no public comments and because the plans are fully compliant, staff requested a vote on this petition.

Motion: To approve Petition No. 1405-PUD-07.

Motion: Hoover; Second: Sanders; Vote: 7-0 to approve.

**Case No. 1405-DP-16 & 1405-SPP-12 [PUBLIC HEARING]**

Description: *North Walk*  
740 North Union Street  
The Anderson Corporation, by Elements Engineering, requests Development Plan and Primary Plat approval for 7 duplex lots on approximately 2.648 acres+/- in the North Walk PUD District.

Todd presented an overview of the petition, as outlined in the staff report. He noted that staff is still reviewing a revised landscaping plan, and stated that the plan will be fully compliant before it returns to the APC for approval.

Petitioner, Jim Anderson, The Anderson Corporation gave a brief presentation regarding the project.

Public Hearing opened at 7:26 pm.

Mr. Joe Edwards, 730 Maple Lane; Requested to meet with staff and developer before development is approved regarding questions about drainage.

Mr. Mike Pershing, 741 Maple Lane; Asked how drainage was being retained from rear of buildings. He expressed concern that it will drain into his yard, which already has a drainage issue. He stated that he would like a guarantee that if this project causes bigger drainage problems for him, that the city will be able to fix it. Pershing also asked to see the details of the gate that will be along the access road. He then asked for a guarantee that construction traffic will not be using Maple Lane.

Public Hearing closed at 7:30 pm.

Anderson responded that he would be happy to meet with residence regarding drainage issues. He also noted that the gate will be the same type of gate that is used at Freedom Trail Park. He stated that they will tell their contractors not to use Maple Lane.

No action is required at this time.

**Case No. 1405-DP-11 & 1405-SPP-08 [PUBLIC HEARING]**

Description: *Harmony, Sections 1 & 2 – Primary Plat*  
Northwest and Southwest corners of 151<sup>st</sup> Street and Ditch Road  
Estridge Development Management LLC, by Innovative Engineering & Consulting, Inc. requests Development Plan, Primary Plat, and associated plat waiver request approval for 133 single-family residential lots on approximately 60.98 acres +/- in the Harmony PUD District.

Todd presented an overview of the petition, as outlined in the staff report. He noted that revisions are needed to the landscaping plan, and stated that the plan will be fully compliant before it returns to the APC for approval.

Petitioner, Mr. Brian Stumpf, Estridge Development, gave a brief presentation of the project.

Public Hearing opened at 7:37 pm.

Mr. Bruce Van Natta, 1812 W 156<sup>th</sup> St; Stated that he is not happy with the project. He expressed concern with the density and transition from higher to lower densities. He added that the lot on Ditch Road are too close to the road (20') which poses a hazard potential. Van Natta stated that he knows he cannot change the problem of houses being too close to the road for this project, because the zoning is already in place, but he asked that there be changes in City's overall zoning ordinances so this problem will not be allowed in the future.

Public Hearing closed at 7:42 pm.

Stumpf explained that the scale of the drawings does not do a very good job of representing what will be happening on the site. He said that the lots in Harmony start 85' away from the center line of Ditch Road. He said that the green space between the roadway and a home would be at least 30'-50'. He further added that the rear elevations of homes would be at least 130' from the center of Ditch Road.

No action is required at this time.

**Case No. 1405-DP-12 & 1405-SPP-09 [PUBLIC HEARING]**

Description: *Woodbury Ridge*

East side of Casey Road approximately 2,000 feet north of SR 32

Redwood Acquisition, LLC, by American Structurepoint, Inc. requests Development Plan and Primary Plat approval for 136 multi-family units on approximately 20 acres+/- in the Springmill Trails PUD District.

Lauer presented an overview of the petition, as outlined in the staff report.

Petitioner, Mr. Jered Wilkerson from American Structurepoint, Inc. gave a brief presentation of the project.

Public Hearing opened at 7:47 pm.

Mr. Mic Mead, 15466 Oak Rd; Requested that the garage doors be painted a same color as the building. He added that trim could be white, or a different accent color.

Public Hearing closed at 7:49 pm.

Mr. Jim Frey, Redwood Acquisition, stated that they would take the garage door concerns into consideration.

Hoover stated that he would like to see some renderings prior to making the changes to the garage doors.

Horkay stated that he would like to see more emphasis on using single-load garage doors instead of double

No action is required at this time.

**Case No. 1405-SPP-10 (PUBLIC HEARING)**

Description: *Habitat for Humanity – Birch Street Plat*

Hamilton County Habitat for Humanity, by American Structurepoint, Inc. requests Primary Plat approval for 2 single-family residential lots on approximately 0.42 acre+/- in the SF-4 District.

Lauer presented an overview of the petition, as outlined in the Staff Report.

Public Hearing opened at 7:52 pm.

Robert M. Dudek, 627 Birch St; Stated that he does not understand how they can put in homes like this without the neighbors knowing about it. He added that he is going to have to cut down a tree that has been there since before he moved into his home because it will now be too close to one of the new houses.

Winnie Dudek, 627 Birch St; Stated that she is very upset that an 80 year old tree has already been removed to make room for a new house. She asked why two homes were being built on a single lot, and added that the 80 year old tree and the tree on her property could have been saved if a single house was to be built on the lot.

Public Hearing closed at 7:55 pm.

Mr. Rhett Cecil, President, Habitat for Humanity of Hamilton County, stated that they try to save as many trees as possible and remove only those that pose a concern to the homes being built.

Cecil added that letters were sent to the neighbors, a public notice sign was posted, and all legal measures

were taken to let the neighbors know of their intent. They have been working at the site for about 6 weeks and this is the first he has heard about their concerns about this project. Cecil also noted that the home that is currently under construction is the first Habitat for Humanity home in Westfield. He stated that he will be following up with the Dudeks

Hoover noted that after the subdivision of this lot, that it appears the new lots will be a similar size as other nearby lots on Birch Street. He asked for the lot size information of nearby and adjacent lots.

Lauer stated that staff will report back with an answer at the next meeting.

No action is required at this time.

**Case No. 1405-DP-14 & 1405-SPP-13 [PUBLIC HEARING]**

Description: *Retreat on the Monon*  
Southwest and Southeast corners of 161<sup>st</sup> Street and Monon Trail  
Pulte Group, by Weihe Engineering requests Development Plan, Primary Plat, and associated plat waiver request approval for a 90-unit condominium development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

Todd presented an overview of the petition, as outlined in the staff report. He stated that the proposal also includes a subdivision control waiver request to reduce the centerline radius from 150' to 100'.

Petitioner, Mr. Dave Compton of Pulte, gave a brief presentation of the project.

Maue asked for an explanation regarding the Street D stub to the east.

Mr. Jim Shields, with Weihe Engineering, stated that after further discussions with staff, this stub road will not be needed and will be removed from future drawings.

Hoover asked if the access from 161<sup>st</sup> Street was a right-in/right-out.

Shields stated that the access from 161<sup>st</sup> Street was a right-in/right-out. He added that the main access to the site will come off of the roundabout to the east.

Public Hearing opened at 8:08 pm.

Lynn Burford, 15850 Shining Spring Drive; Stated that her main concern is the significant amount of trees that will be removed. She said that it is a nice forested area and expressed concerned on the impact this project will have on wildlife. She asked about the drainage pond that will be put in next to the creek and wondered how that factors in to the plans. She also asked if the road going over or under the Monon Trail. Burford expressed concern with this project including an outdoor entertainment area, and asked for clarification regarding what would be included with that area.

Sharon Carlstedt, 1338 Rolling Court; Expressed concern with all of the new concrete and problems they already have with drainage. She stated that the ground is clay, which doesn't allow for much infiltration. She asked why there has to be 90 homes in a small area. She further expressed concerned with the amount of traffic on the roundabout on 161<sup>st</sup> Street. She asked where people will park within this development.

Jill Swartz, 16029 Viking Lair Road.; Stated that she just moved into her house in December, and if she had known that this project was going to be built, she would have not moved here. She asked if enough trees will be left so that she is not seeing townhomes every morning. She stated that she is not happy that

90 homes are going to be put into this serene setting and expressed concern that this project will devalue her home. She asked if the townhome residents will be using the amenities at Viking Meadows. She stated that she just received notice last week that this was happening, and that she had no idea about any of this. She expressed concern with drainage, as her backyard has a flooding problem already.

Ann Reisinger, 1334 Rolling Court; Expressed concerns with density and the amount of traffic coming into the area. She expressed concern with the safety of the sharp curve of the access road that goes to the roundabout to the east. She noted that drainage and erosion has been a problem in the area since the road project. She expressed concerns with lighting and noise, and asked if there will be any kind of green buffer. She also asked if their current access to the Monon Trail will be restricted because of this project, limiting their access to the Monon from 161<sup>st</sup> Street.

Teresa Miller, 1327 Rolling Court; Expressed concern with the amount of traffic this will add to 161<sup>st</sup> Street, which, she noted is already very heavily traveled east and west through fare. She stated that she would like to have a traffic impact study done and evaluated for regarding the impact this project will have on their neighborhood.

Paul Finegan, 15850 Shining Spring Drive; Stated that he would like Pulte to minimize the number of trees that it needs to cut down.

Chris Pettenaro, 15843 Shining Spring Drive; Stated that Pulte has the right to develop the land, but expressed concern with drainage, removal of green space, and privacy. He stated that he wants the tree line to be saved.

Kevin Swartz, 16029 Viking Lair Road; Stated that he believes the nearby houses will lose their value due to these townhomes. He asked for clarification regarding the waiver request.

James Grose, 15872 Viking Lair Road; member of the HOA Advisory Board; Asked what the building heights will be. Grose also asked about the building setback lines and right-of-way lines. He expressed a desire to have some input regarding the Monon Trail, dog park, entertainment area, and if there is to be a green space buffer.

Todd gave each Plan Commission member a copy of a letter that was submitted by Linda Naas, 1122 E 161<sup>st</sup> Street. He summarized the letter, stating that Naas had concerns/questions regarding the following: building elevations facing 161<sup>st</sup> Street; berms along 161<sup>st</sup> Street; desire for an extension of the black fencing along the perimeter; more architectural breaks on the side elevations; street trees on the median of Street A; making sure all paths are paved and not gravel; topography/grading of the site; and, 161<sup>st</sup> Street right-of-way.

Cindy Spolaric, 16131 Chancellors Ridge Way; Stated that there is a requirement that no more than two (2) buildings be in a straight unbroken line. She stated that when she looks at this design it is very linear, and expressed concern that when three-story buildings are lined up, it is going to feel very imposing. She stated that without more corner breaks or larger corner breaks, the result will be a lot of long expanses of unbroken building lines.

Jane Pettenaro, 15843 Shining Springs Drive; Noted that the existing green space and the Monon Trail are assets to the City of Westfield. She added that most of the people that have moved into this area from Carmel and other areas did so because of the mature trees and green space the area offers. She stated that she believes this project will bring down the property values because the trees and wild life will be gone and everything that the neighbors moved here for will be gone.

Petitioner Public Hearing closed at 8:39 pm.

Compton thanked everyone for coming to the meeting and letting him know about their questions and concerns. He explained that the real estate is zoned for townhome development. He added that they have considered the natural area/green space in their design and are not maximizing the number of units that are allowed on the property by ordinance. He acknowledged that there is a lot of work still to be done to satisfy the ordinance, and stated that he would talk with any neighbor regarding questions and concerns that were not addressed at this meeting.

Compton stated that the internal road crossing will go under the Monon Trail, and that the current grade of the trail will not change. He added that each unit will have a two-car garage, and he added that garage doors are not allowed to face 161<sup>st</sup> Street. He stated that a traffic impact study is not required because the property is already zoned for this use. He added that the dog park and outdoor entertainment areas were added as alternative amenity features during a previous amendment to the PUD. He stated that they will reevaluate the location and screening of these amenities.

Hoover stated that he appreciates all the interest from the neighbors, but stated that everyone needs to understand that the property is already zoned for this type of use. He added that he expects Pulte to work with neighbors on the issues that were raised during the public hearing, as much as possible.

Horkay expressed appreciation that the project is for 90 units, which is less than what is allowed by the PUD ordinance. He also expressed a desire to see elevations for all building types, not just the six-unit buildings.

Compton stated that they will prepare drawings showing other building types.

Horkay asked if there were significant grade changes as a part of this project.

Shields explained that the project will built with the topography as much as possible. He added that the floodplain area will not be filled in as a part of this project.

Horkay asked about the grade change for the 161<sup>st</sup> Street access point.

Shields noted that the right-in/right-out at 161<sup>st</sup> Street is proposed to be located towards the crest of the existing hill, and that vehicles will have a gradual slope down into the site. Shields added that the final design and layout of this access point is still being reviewed by the City Engineer, and may be modified based on the City's technical review of the design.

No action is required at this time.

**Case No. 1405-spp-11 (CONTINUED)**

Description: *Grand Park Village, Section I*

Henke Development Group, by Weihe Engineers, Inc. requests Primary Plat approval for 6 lots on approximately 9 acres +/- in the Grand Park Village PUD District.

**Case No. 1402-REZ-01 [CONTINUED]**

Description: *Oak Park*

Generally located on the southeast corner of 161<sup>st</sup> Street and Carey Road fronting on Oak Park Circle.

Pedcor Investments, LLC requests a change in zoning of approximately 35.3 acres +/- from the AG-SF1 District to the SF-2 District.

**Case No. 1209-PUD-11 (CONTINUED)**

Description: *Springmill Corner PUD*

SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

**REPORTS/COMMENTS**

**APC MEMBERS**

No report.

**CITY COUNCIL LIAISON**

Report provided by Hoover.

**BZA LIAISON**

No report.

**ECD STAFF**

No report.

**ADJOURNMENT** (8:51 p.m.)

Motion: Sanders; Second: Spraetz: Motion passed by voice vote.

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President, Ken Kingshill

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Vice President, Randy Graham

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Secretary, Matthew S. Skelton